CORVALLIS
ENHANCING COMMUNITY LIVABILITY

Community Development
Planning Division
501 SW Madison Avenue
P.O. Box 1083
Corvallis, OR 97339-1083
(541) 766-6908
FAX (541) 754-1792

NOTICE OF DISPOSITION FOR HISTORIC PROPERTY SITE ALTERATION REQUEST

ORDER NO. 2004-91

CASE: **W. W. & Alice Ryder House (HPP04-00021)**

PROPERTY LOCATION: 621 NW 14th Street
Assessor's Map Number 11-5-35BC, Tax Lot 12001

APPLICANT/OWNER: Mary E. Norris
621 NW 14th Street
Corvallis, OR 97330

HISTORIC CLASSIFICATION(S): Corvallis Register of Historic Landmarks and Districts (Local Register). Property is subject to a Historic Preservation Overlay on an individual basis (not located within a historic district).

REQUEST/PROPOSAL: Historic preservation site alteration request for several renovations proposed to be supported with a City housing rehabilitation loan. The alterations affecting the house exterior and/or site subject to historic preservation review include:

1) Removal and possible replacement of utility shed attached to rear of house.
2) Installation of vents and access (around back) to perimeter of crawl space.
3) Window restorations and/or replacements.
4) Renovation of the south facing exterior wall of the dining room, including the replacement of the rear door and a rear window.
5) Exterior trim repair/replacement.
6) Front door replacement.

Note: exterior painting is proposed that may require lead paint abatement. While painting is not subject to historic preservation review, the applicant requested HPAB input regarding how to best minimize lead paint hazards without compromising the home's historic integrity. The application also included information about

interior flooring and miscellaneous interior repairs; these alterations also are not subject to the City's historic preservation review.

CRITERIA: The historic preservation site alteration request will be approved if the Community Development Director finds the following criteria from Chapter 2.9 of the Corvallis Land Development Code (LDC) have been met:

(a) Consistency with the purposes of Chapter (2.9 of LDC) and the Corvallis Comprehensive Plan.
(b) The Secretary of the Interior's *Standards for Rehabilitation, U.S. Department of the Interior*.
(c) Building Code, as adopted and amended by the State of Oregon, with particular reference to Section 3403.5.
(d) Other applicable State and local codes and ordinances related to building, fire, health, and safety.

PUBLIC COMMENT: Thirty-two (32) notices were mailed with no comments received as of July 12, 2004. The Historic Preservation Advisory Board reviewed this request on July 12, 2004. One public comment was provided at the HPAB meeting.

DECISION:

Based on the information submitted by the applicant, a review of the applicable criteria, public comment, and the recommendation for approval of the request by the Historic Preservation Advisory Board, it is the decision of the Community Development Director that the site alteration request be approved, based on the following conditions of approval:

1. Consistency with the application: The site alteration shall be consistent with the applicant's plans received on June 18, 2004, and amended on July 6, 2004, unless otherwise noted below:

   a. Shed replacement: The applicant may build a replacement shed to the specifications shown in the June 15, 2004 draft Scope of Work/Specifications (SOW)/Request for Proposal (RFP) included in the application. The applicant also may consider building a replacement shed that is physically separated from the house. Any new shed construction

shall comply with City of Corvallis Land Development Code standards. (See Attachment A.)

b. Crawl space, floor framing, and foundation repair: Crawl space, floor framing, and foundation repair shall be as described in the June 15, 2004 draft Scope of Work document. Crawl space vents shall be wood frame with hardware cloth. Metal skirting shall be replaced with a similar or like material.

c. Storm windows: Storm window alterations shall be as described in the application. The applicant is encouraged to install wooden storm windows; however, metal storm windows also are acceptable. (Attachment B)

d. Other windows: Other windows shall be restored/replicated as described in the application. The applicant may install a new dining room window (identified as window #10 in the application) constructed of wood or metal-clad wood. (Attachment B)

e. Dining room entry/south wall rehabilitation: The dining room entry/south wall rehabilitation shall be as described in the application. The replacement dining room door shall be constructed of wood, as proposed.

f. Miscellaneous trim repairs: The applicant is encouraged to replace deteriorated external molding that is visible from the public right-of-way with molding in good condition from less visible areas of the house. New or used molding of a similar or identical design may be installed to fill in the resultant gaps. Any replacement molding shall be constructed of wood. (Attachment C)

g. Interim control measures: The City encourages the applicant to minimize land paint hazards primarily through the use of interim control measures (paint stabilization) as described in "Option 2" of the June 15, 2004 draft Scope of Work document, rather than through the use of the other more intrusive abatement or abatement-like procedures. It is acknowledged that the City's Land Development Code does not address painting. (Attachment D)

h. Front door restoration or replacement: The applicant is encouraged to restore the original door. Alternatively, the applicant may install a

salvaged wooden door having the same or similar design. A replacement door may be retrofitted with the existing door mantle, hinges, and doorknob, as needed.

2. Application for necessary building permits: The applicant is directed to consult with the Development Services Division at (541) 766-6929 regarding any building permit requirements related to this construction.

July 14, 2004
DATE OF DECISION

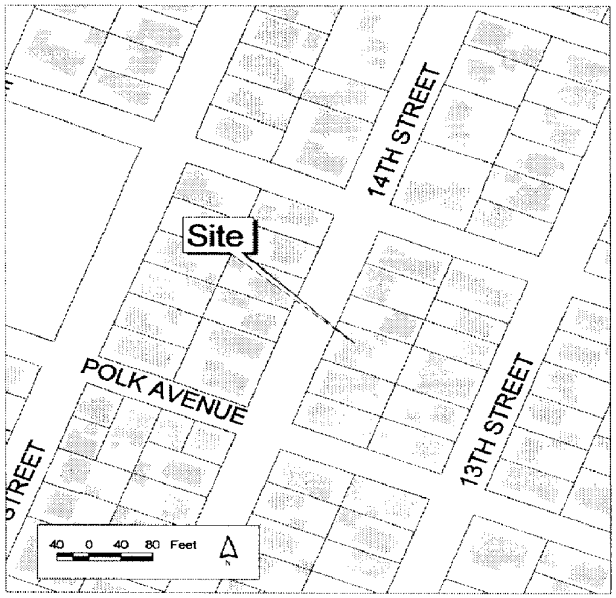
COMMUNITY DEVELOPMENT DIRECTOR

APPEALS:

If you wish to appeal this decision, the appeal must be filed within 12 calendar days from the date of the Director's decision. When the final day of the appeal period falls on a weekend or holiday, the appeal period shall be extended to 5:00 p.m. on the subsequent working day. All appeals must be submitted in writing to the City Recorder, and they must explain the specific grounds for appeal. If you have any questions about the appeal process, contact this office at 766-6908.

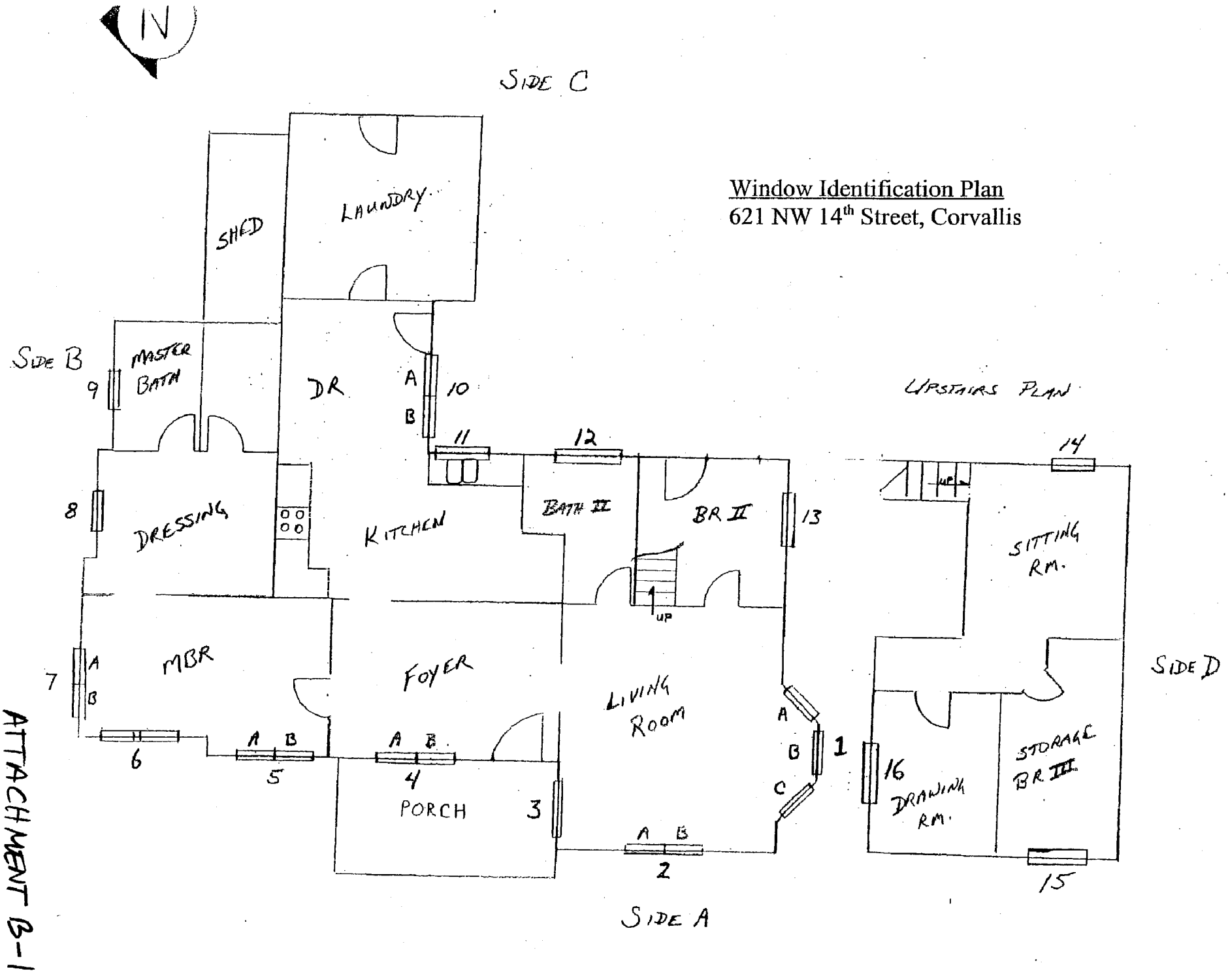
Date of Mailing: July 14, 2004

Historic Preservation Permit
HPP04-00021
W. W. & Alice Ryder House Site Alteration



Item	Description/Specifications
Supplemental Specifications The following documents are hereby included as additional specifications for this project: • Lead Hazard Risk Assessment, June 7, 2004 • Window Renovation Schedule (attached) • Window Identification Plan (attached) • Pictures – 3 pages (attached) • Foundation & Understructure Inspection report by Inspections Unlimited, December 22, 2003 (attached) • 2003 Edition - Oregon Dwelling Specialty Code for One & Two Family Dwellings - as applicable.	
Vegetation and Landscape Protection Plan Discuss with Owner and formulate written plan to address existing landscape adjacent to house and in the back yard. Identify which plants may have to be cut back or possibly removed to enable construction work. Plan needs to include a final landscape design that establishes a minimum 6" clearance between the structure and landscape. Owner shall be included in design process and must approve, in writing, selections and methods for protecting or modifying shrubbery.	
Item #1 - Demolition/Removal of attached Utility Shed (see attached picture)	
Utility Shed	Tear down and remove from site all components to the utility/storage (lawnmower) shed that is attached to the northeast side of the house.
	Rebuild replacement shed to the following specifications: • The new shed shall not exceed the dimensions of the existing in width, length, or height. • New shed shall have exterior siding to match as close as practical the existing siding of the house • Shed shall be built upon a concrete slab and all non-treated wood components shall be minimum clearance from ground as per Building Code. • Connection to adjacent walls of house shall have an adequate flashing system. • Shed shall have lockable door, 36 " min. width
Drawings & permit	Contractor to include cost of providing architectural drawings for purpose of obtaining permit. Drawings must first be approved by owner and City's Housing Program Specialist. Proposal for this item must include cost of permit.
Painting	Prime and paint all bare wood components to match existing house

ATTACHMENT A



Window Identification Plan
621 NW 14th Street, Corvallis

Item	Description/Specifications
Item #3 - Window Restorations/Replacements **See attached Window Renovation Schedule and Window ID Plan. Price each unit on following page.**	
Lead based paint: Removal of window parts shall be performed using lead safe work practices and occupant protection (e.g. dust containment barrier on interior of windows). Interim clearance will be required as necessary during each phase of the window restoration (e.g. Interim clearance could be achieved after sashes and other components are removed from site and windows are temporarily barricaded. For example, the living room could be cleaned and cleared so that the owner may reoccupy the space until the new windows are returned for installation. At which time containment may have to be re-erected depending upon whether or not any painted surfaces will be re-disturbed.)	
Special Notes:	
Unit #1 A,B,C (bay) and unit #13 A,B See: Window Schedule and Plan	Remove sashes and adjacent window parts (e.g. stops) as necessary to facilitate the removal. Rebuild (replicate) window sashes and other window components as necessary to exact measurements and design as original. Remove glass from old sashes and install in new wood sash. Broken glass panels: • If clear glass - replace entire panel • If stained glass - reinforce with soldered copper tape or lead cane or equivalent method as necessary.
	Glaze windows as per original. Prime all bare wood surfaces with premium quality oil based primer.
	Install new sashes into existing frames reconstructing other parts as necessary.
Existing frames	Window frame parts, including exterior sills, to be salvaged. If decayed spots are found: remove rotted wood, repair spot with fiberglass resin type filler or epoxy type filler. Prime for painting.

ATTACHMENT B-2

Item	Description/Specifications

Item 3 Continued:

Pricing Page (as per Scope of Work on attached Window Renovation Schedule). Please price storm windows separately below in #3A

Number	Location and Approximate Dimensions in Inches	Cost (*without Storm Window)
1 A, B, C	Living room bay window unit (3 @ 28x72) on south side (Similar scope of work as 13 AB)	
2 A, B	Living room window units (2 @ 28x72) on west wall	
3	Living room ½ lite fixed door	$0
4 A, B	Entry/front porch window units (2@ 28x72)- west wall	
5 A, B	Master bedroom units (2 @28x72) west wall	
6	Master bedroom short unit (32x26) west wall	
7 A, B	Master bedroom (2@32x26)north wall	
8	Dressing Room (40x26) north wall	
9	Master Bath (28x26) north wall	
10 A, B	Dining room units (2@29x54) south wall	
11	Kitchen (24x36) east wall	
12	Bathroom II (23x36) east wall	
13 A, B	Bedroom II (28 x 72) south wall (Similar scope of work as 1 ABC)	
14	Upstairs Sitting Room	
15	Upstairs Storage/BR III	
16	Upstairs Drawing Room	
Contractor Addendum	If necessary use a separate sheet to stipulated any and all modifications or alternatives to the proposed work and specifications as per the Window Renovation Schedule/SOW.	
Total Cost - Item #3 Window Restoration/Replacements		
Total Cost - Item #3A Storm Windows		

ATTACHMENT B-3

Window Renovation Schedule

Norris Residence - 621 NW 14th Street

Unit ID #	Location	Approx. Size Each (Inches)	Type Existing	Special Features Concerns	Scope of Work (Note: Scope of work includes, whether or not explicitly stated for each window, the repair of decayed or damaged wood substrate. Such repair will be done using a fiberglass resin application or equivalent (e.g. epoxy) application. The scope of work also includes repair/replacement to glazing putty as may be necessary on the both interior and exterior sides of the sash.)
1A 1B 1C	L.R. South wall bay window	28x72	DH like Fixed	Multi-lite Stained glass panels	Remove existing sash. Salvage existing glass. Replicate sash. Install and putty salvaged glass. Prime with premium oil base primer. Reinstall sash into existing opening, repairiing/replacing adjacent components (e.g. stops) as may be necessary. Prime as other components as needed. Optional Convert to single hung: top sash fixed with lower sash operational. Custom storm window: Wood framed. Double strength glass. Primed and Painted. **(Same treatment as 13 A, B)**
2 A,B	LR West wall	2 @ 28x72	DH like Fixed	Multi-lite Stained glass panels	Keep components Repair as necessary with fiberglass resin process (or equivalent) Stabilize paint on exterior trim. Remove/replace glazing putty Maintain fixed aspect of window. Custom storm window: Wood framed. Double strength glass. Primed and Painted.
3	LR North wall		Door ½ lite Fixed		No work scheduled Stabilize any exterior paint as necessary
4 A,B	Entry West Wall	2 @ 28x72	DH like Fixed	Multi-lite	Stabilize paint on exterior trim. Repair glazing putty as necessary. Custom storm window: Wood framed. Double strength glass. Primed and Painted.
5 A, B	MBR West Wall	2 @ 28x72	DH Fixed		Keep components Repair as necessary with fiberglass resin process (or equivalent) Stabilize paint on exterior trim. Remove/replace glazing putty Maintain fixed aspect of window. Custom storm window: Wood framed. Double strength glass. Primed and Painted.

ATTACHMENT B-4

Unit ID #	Location	Approx. Size Each (Inches)	Type Existing	Special Features Concerns	Scope of Work (Note: Scope of work includes, whether or not explicitly stated for each window, the repair of decayed or damaged wood substrate. Such repair will be done using a fiberglass resin application or equivalent (e.g. epoxy) application. The scope of work also includes repair/replacement to glazing putty as may be necessary on the both interior and exterior sides of the sash.)
6 A, B	MBR West wall	32x26	SH Pocket Fixed		Window painted shut. Restore operation of window Renovate window operation so that no surface with LBP is with friction (e.g. remove/replace stops; remove paint to bare wood from edge of sash; install jamb liner. Install spring steel clips to sides of sash to guide window operation and to facilitate window staying open in place. Provide and install locking mechanism. Also include weather-stripping on bottom sash, and between exterior window stop and sash. Custom storm window: Wood framed. Double strength glass. Plus custom screen. Both primed and painted.
7 A, B	MBR North wall	2 @ 32x26	SH Pocket Opens		Window painted shut. Restore operation of window Renovate window operation so that no surface with LBP is with friction (e.g. remove/replace stops; remove paint to bare wood from edge of sash; install jamb liner. Install spring steel clips to sides of sash to guide window operation and to facilitate window staying open in place. Provide and install locking mechanism. Also include weather-stripping on bottom sash, and between exterior window stop and sash. Custom storm window: Wood framed. Double strength glass. Plus custom screen. Both primed and painted.
8	Dressing Rm	40 X 26	SH Pocket Opens		Window painted shut. Restore operation of window Renovate window operation so that no surface with LBP is with friction (e.g. remove/replace stops; remove paint to bare wood from edge of sash; install jamb liner. Install spring steel clips to sides of sash to guide window operation and to facilitate window staying open in place. Provide and install locking mechanism. Also include weather-stripping on bottom sash, and between exterior window stop and sash. Custom storm window: Wood framed. Double strength glass. Plus custom screen. Both primed and painted.
9	M. Bath	28 X 26	SH Pocket Opens		Window painted shut. Restore operation of window Renovate window operation so that no surface with LBP is with friction (e.g. remove/replace stops; remove paint to bare wood from edge of sash; install jamb liner. Install spring steel clips to sides of sash to guide window operation and to facilitate window staying open in place. Provide and install locking mechanism. Also include weather-stripping on bottom sash, and between exterior window stop and sash. Custom storm window: Wood framed. Double strength glass. Plus custom screen. Both primed and painted.
10 A,B	Dining	2 @ 29x54	DH Opens		Option 1 Install wood replacement unit - convert to operational Pre-primed Optional: Exterior - aluminum clad Option 2: vinyl replacement unit

ATTACHMENT B-5

Unit ID #	Location	Approx. Size Each (Inches)	Type Existing	Special Features Concerns	Scope of Work (Note: Scope of work includes, whether or not explicitly stated for each window, the repair of decayed or damaged wood substrate. Such repair will be done using a fiberglass resin application or equivalent (e.g. epoxy) application. The scope of work also includes repair/replacement to glazing putty as may be necessary on the both interior and exterior sides of the sash.)
11	Kitchen East wall	24x36	Fixed		No work scheduled
12	Bath East wall	23x36	Slider Alum.		Install vinyl replacement unit
13 A, B	BR South wall	28x72	DH	Multi-lite Stained glass panels	Remove existing sash. Salvage existing glass. Replicate sash. Install and putty salvaged glass. Prime with premium oil base primer. Reinstall sash into existing opening, repairiing/replacing adjacent components (e.g. stops) as may be necessary. Prime as other components as needed. Optional Convert to single hung: top sash fixed with lower sash operational. Custom storm window: Wood framed. Double strength glass. Primed and Painted. **(Same treatment as 1 A, B, C)**
14	upstairs East Wall	28x36	SH opens		Window painted shut. Restore operation of window Renovate window operation so that no surface with LBP is with friction (e.g. remove/replace stops; remove paint to bare wood from edge of sash; install jamb liner. Install spring steel clips to sides of sash to guide window operation and to facilitate window staying open in place. Provide and install locking mechanism. Also include weather-stripping on operating sash, and between exterior window stop and sash. Custom storm window: Wood framed. Double strength glass. Plus custom screen. Both primed and painted.
15	upstairs West Wall	28x36	SH opens		Window painted shut. Restore operation of window Renovate window operation so that no surface with LBP is with friction (e.g. remove/replace stops; remove paint to bare wood from edge of sash; install jamb liner. Install spring steel clips to sides of sash to guide window operation and to facilitate window staying open in place. Provide and install locking mechanism. Also include weather-stripping on operating sash, and between exterior window stop and sash. Custom storm window: Wood framed. Double strength glass. Plus custom screen. Both primed and painted.
16	upstairs North Wall	28x24	Hinged opens		Window has no significant features. Replace with custom wood sash to open up and out. Insulated glass. Weatherstripping. Locking mechanism.

ATTACHMENT A

Item	Description/Specifications
Item #5 - Misc. Exterior Repairs – Siding/Trim/Other (Refer to attached pictures for items 1 through 9, 3 pages)	
Misc. 1	Repair bottom of bay window
Misc. 2	Fill gaps at exterior sill of bay window
Misc. 3	Replace short section of molding on top corner of bay window
Misc. 4	Replicate approximately 4" section of sill on bay window
Misc. 5	Repair trim detail on south/east corner of the south side of house
Misc. 6	Fill gap in exterior paneling, NW corner of house
Misc. 7	Replace all of top-most fascia board along shed roof on north side of house
Misc. 8	Repair trim on NW corner of north side where trim approaches gutter.
Misc. 9	Front concrete walk - Grind uneven surfaces to a within a 1/4 inch of adjacent concrete area.
Misc. 10	Replace front door assembly, door, jamb, threshold, weatherstripping. Door to be wood, primed and painted, and to match as close as possible to existing design (approval reserved by owner). Reuse existing trim or replicate trim as necessary. Salvage hinges, and doorknob; must be re-use on new door. Add dead bolt (choose color that most matches doorknob), keyed to match.
Misc. 11	Remove paint to bare wood from all edges subject to direct impact during typical operation. Repair front screen door, prep, prime and paint
Contractor's Addendum	
Cost -Item #5, Misc. 1 through 9	

ATTACHMENT C

Item #8 - Painting

General Specifications

All painting will meet professional standards of a properly prepared and painted surface. A properly prepared surface is one that is free of loose particles, dust, grease, oil, gloss or other matter or condition that would inhibit the bonding of primer or topcoat. All holes, cracks, joints are filled flush and smooth with surface. If there is an existing texture, the surface shall be made to match. Contractor is responsible for identifying and correcting, or informing owner of the need to correct, all surface and substrate problems prior to applying paint. The application of primer or paint shall be construed as contractor's acceptance and approval of surface.

A properly painted surface is one that is uniform in appearance, color, and sheen. As applied by the contractor or contractor's workers it is free of drips, splatters, spills, overspray or overlap onto adjacent surfaces not specified to be painted or not to be painted the same. All bare wood, gypsum, wallboard to be primed. Two finish coats will be applied unless otherwise agreed to by owner in writing.

Contractor will coordinate color, sheen, and paint type with owner, and will supply owner with sample prior to painting. All primer and paint shall be of premium grade and shall have a manufacturer's performance guarantee. The paint shall be appropriate for the usage, wear and tear typically associated with the surface or room to be painted.

Check with the City's Housing Program Specialist regarding the applicability or not of lead based paint regulations. However, note that the improper disturbance of painted surfaces that measure below the federal lead-based paint standards can still produce unsafe dust lead levels. It is recommended that Lead Safe Work Practices be used when such surfaces are repaired or replaced.

Options for addressing lead hazards (deteriorated paint) on the exterior of the house, all locations identified as having deteriorated paint:

- **Option 1(No abatement): Using lead safe work practices, prep all components for priming. Prime and paint.**

- **Option 2(Abatement/Interim Control): Using lead safe work practices, prep, prime, paint all siding and general trim surfaces having deteriorated paint. Strip paint* from specific bay and window components (jambs, stops, trim, casing, sashes, muntins, window sills), prime and paint.**

  ***Note: Do not use paint strippers with methylene chloride.**

- **Option 3 (Abatement - encapsulation): Apply a certified lead seal product in addition to the above measures, prior to painting.**

Your proposal for each of the options previously described must include:

1. Just using standard prep work inclusive of lead safe work practices (Option 1 is this basic approach)
2. All standard prep work (using lead safe work practices) on the majority of materials (siding, eave, fascia, some trim) plus stripping the white paint from selected surfaces that are more visible. These selected surfaces include:
   - The components painted white on the bay window
   - The trim on the front porch window and entry (side A)
   - The pillars on the back porch (side C)
3. Scope of work included in 1 and 2 plus encapsulating the paint prior to finish painting
4. All priming as necessary plus two coats of finish paint

Note: Certain aspects of the painting are not included in this Item 6. This includes: the painting associated with the rehab work in the dining room is part of that item's cost; the painting of the front door and front screen door is part of Misc. 10 and 11; interior painting of windows is part of each window's scope of work; and miscellaneous interior painting is as necessary per work being performed.

ATTACHMENT D